

044.A

0004

0112.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

461,700 / 461,700

USE VALUE:

461,700 / 461,700

ASSESSED:

461,700 / 461,700


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
112		WEBSTER ST, ARLINGTON

OWNERSHIP

Owner 1:	DEPALMA-NADLER MARY N &	Unit #:	112
Owner 2:	NADLER ERIC DAVID		
Owner 3:			

Street 1: 112 WEBSTER STREET

Street 2:

Twn/City: ARLINGTON

St/Prov:	MA	Cntry:		Own Occ:	Y
Postal:	02474		Type:		

PREVIOUS OWNER

Owner 1:	MCCLOSKEY L MARSHALL -
Owner 2:	MCCLOSKEY KATHLEEN E -
Street 1:	112 WEBSTER STREET
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1923, having primarily Wood Shingle Exterior and 1187 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7523																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	458,700	3,000		461,700		250891
							GIS Ref
							GIS Ref
							Insp Date
							06/14/18

PREVIOUS ASSESSMENT									Parcel ID	044.A-0004-0112.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	
2020	102	FV	451,900	3000	.		454,900	454,900	Year End Roll	12/18/2019	
2019	102	FV	460,800	3000	.		463,800	463,800	Year End Roll	1/3/2019	
2018	102	FV	407,900	3000	.		410,900	410,900	Year End Roll	12/20/2017	
2017	102	FV	372,100	3000	.		375,100	375,100	Year End Roll	1/3/2017	
2016	102	FV	372,100	3000	.		375,100	375,100	Year End	1/4/2016	
2015	102	FV	344,100	3000	.		347,100	347,100	Year End Roll	12/11/2014	
2014	102	FV	328,600	3000	.		331,600	331,600	Year End Roll	12/16/2013	
2013	102	FV	328,600	3000	.		331,600	331,600		12/13/2012	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCCLOSKEY L MAR	41477-382		11/21/2003		375,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
6/14/2018										Measured	DGM	D Mann
6/9/2004										External Ins	BR	B Rossignol

ACTIVITY INFORMATION

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 99 - Condo Conv				Full Bath: 1	Rating: Good											Undisplayed Areas: GLA: 1187			
Sty Ht: 1 - 1 Story				A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 2 - Conc. Block				A 3QBth:	Rating:														
Frame: 1 - Wood				1/2 Bath:	Rating:														
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:														
Sec Wall:	%			OthrFix:	Rating:														
Roof Struct: 2 - Hip				OTHER FEATURES															
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid	Desc: Line 1	# Units: 1									
Color: BLUE				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O										
View / Desir:				Frpl: 1	Rating: Good			Other											
GENERAL INFORMATION				WSFlue:	Rating:			Upper											
Grade: C - Average				CONDOS INFORMATION				Lvl 2											
Year Blt: 1923	Eff Yr Blt:			Location:				Lvl 1											
Alt LUC:	Alt %:			Total Units:				Lower											
Jurisdct: G5	Fact: .			Floor:				Totals	RMs: 5	BRs: 2	Baths: 1	HB							
Const Mod:				% Own: 45.000000000				REMODELING				RES BREAKDOWN							
Lump Sum Adj:				Name:				Exterior:		No Unit	RMS	BRS	FL						
INTERIOR INFORMATION				DEPRECIATION				Interior:		1	5	2							
Avg Ht/FL: STD				Phys Cond: GD - Good	18.	%	Additions:												
Prim Int Wall: 2 - Plaster				Functional:		%	Kitchen:												
Sec Int Wall:	%			Economic:		%	Baths:												
Partition: T - Typical				Special:		%	Plumbing:												
Prim Floors: 3 - Hardwood				Override:		%	Electric:												
Sec Floors:	%			Total:	18.6	%	Heating:												
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				General:		1	5	2							
Subfloor:				Basic \$ / SQ: 295.00			COMPARABLE SALES												
Bsmnt Gar:				Size Adj.: 1.35000002			Rate	Parcel ID	Typ	Date	Sale Price								
Electric: 3 - Typical				Const Adj.: 0.98980200															
Insulation: 2 - Typical				Adj \$ / SQ: 394.189															
Int vs Ext: S				Other Features: 68750															
Heat Fuel: 2 - Gas				Grade Factor: 1.00															
Heat Type: 5 - Steam				NBHD Inf: 1.04999995															
# Heat Sys: 1				NBHD Mod:															
% Heated: 100	% AC:			LUC Factor: 1.00															
Solar HW: NO	Central Vac: NO			Adj Total: 563485															
% Com Wall	% Sprinkled:			Depreciation: 104808				Juris. Factor: 1.00		Before Depr: 413.90									
				Deprecated Total: 458676				Special Features: 0		Val/Su Net: 386.44									
								Final Total: 458700		Val/Su SzAd: 386.44									
MOBILE HOME				Make:			Serial #:			Year:		Color:							
SPEC FEATURES/YARD ITEMS				Model:															
PARCEL ID 044.A-0004-0112.0																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
3	Garage	D	Y		1 19X9	A	AV	1923	29.62	T	40	102			3,000		3,000		
More: N				Total Yard Items:	3,000	Total Special Features:								Total:	3,000				
SKETCH																			
RESIDENTIAL GRID																			
GENERAL INFORMATION																			
INTERIOR INFORMATION																			
EXTERIOR INFORMATION																			
BATH FEATURES																			
COMMENTS																			
SKETCH																			
REMODELING																			
RES BREAKDOWN																			
COMPARABLE SALES																			
SUB AREA																			
SUB AREA DETAIL																			
IMAGE																			
AssessPro Patriot Properties, Inc																			